



Planning Department

9/24 (7)

TOWN OF ACTON
472 Main Street
Acton, Massachusetts 01720
Telephone (978) 929-6631
Fax (978) 929-6340
planning@acton-ma.gov

MEMORANDUM

To: Board of Selectmen

Date: September 13, 2012

From: Roland Bartl, AICP, Planning Director

Subject: The Residences at Quail Ridge
Regulatory Agreement for Affordable Senior Units

In you 9/24 package (carried over from the 9/10 meeting) are three originals for your signatures of the Regulatory Agreement for the eight affordable units The Residences at Quail Ridge. This is standard DHCD form to be recorded at the Registry secures the affordability restriction so that the units can count towards the Town's subsidized housing inventory.

The Residences at Quail Ridge is a 153-unit senior housing development approved as a special permit (last amended on August 2, 2011, see [https://doc.acton-ma.gov/dsweb/Get/Document-33691/Amendment%20 %201%20of%20Decision%2008-02%20RQR.pdf](https://doc.acton-ma.gov/dsweb/Get/Document-33691/Amendment%20%201%20of%20Decision%2008-02%20RQR.pdf)) by the Planning Board under section 9B (Senior Residence) of the Acton Zoning Bylaw. This is not a 40B project. Rather, in accordance with the section 9B zoning requirements, this project must have a basic affordability component of 5% (sub-section 9B.12.2), which computes to eight units at The Residences at Quail Ridge.

Thank you -

JOHNSON &
BORENSTEIN, LLC
ATTORNEYS AT LAW

12 Chestnut Street
Andover, MA 01810-3706
Tel: 978-475-4488
Fax: 978-475-6703
www.jbllclaw.com
kristine@jbllclaw.com

9/10
TO

Mark B. Johnson (MA, NH, DC)
Donald F. Borenstein (MA, ME, NH)

Kristine M. Sheehy (MA)
Denise A. Brogna (MA, CA, NH)
Kathryn M. Morin (MA, NH, ME)
Lorri S. Gill (MA)
Michael A. Klass (MA, NH)

Of Counsel
Robert W. Lavoie (MA, NH)

Paralegals
Karen L. Bussell
Danielle R. Corey
Lianne Patenaude
Ellen M. Melvin

RECEIVED

SEP - 4 2012

Town of Acton
Planning Department

August 29, 2012

Roland Bartl
Town Planner
472 Main Street
Acton, MA 01720

Re: Residences at Quail Ridge, Acton, MA – Regulatory Agreement

Dear Roland:

Enclosed please find three originals of the Regulatory Agreement signed by Pulte Homes of New England, LLC. Please arrange for these originals to be signed by the Board of Selectmen before a notary public.

Once the Agreements have been executed, please return all three signed originals to my attention and I will forward to DHCD for signature. I will return a fully executed original as soon I receive them from DHCD.

If you have any questions, please give me a call.

Very truly yours,

JOHNSON & BORENSTEIN, LLC


Kristine M. Sheehy

Board of Selectmen:
Please
sign each original
& notarize &
return to me
Thank
Roland Bartl